

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  TIMOTHY J. YOO (SBN 155531) CARMELA T. PAGAY (SBN 195603) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: tjy@lnbyb.com; ctp@lnbyb.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Alberta P. Stahl, Chapter 7 Trustee	

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  JOSEPH A. MANOKALAKIS,     Debtor(s).	CASE NO.: 2:14-bk-26336-VZ CHAPTER: 7   <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
--	---

<b>Sale Date:</b> 06/02/2015	<b>Time:</b> 11:00 am
<b>Location:</b> United States Bankruptcy Court, Courtroom 1368, 255 E. Temple Street, Los Angeles, California 90012	

**Type of Sale:**  Public  Private      **Last date to file objections:** 05/19/2015

**Description of property to be sold:** \_\_\_\_\_  
 Real property located at 635-637 7th Street, Hermosa Beach, California 90254 ("Property")  
 \_\_\_\_\_  
 \_\_\_\_\_

**Terms and conditions of sale:** \_\_\_\_\_  
 Condition of Property: Property purchased "as-is" without any representations or warranties of any kind  
 Broker's Commissions: Five percent (5%)  
 \_\_\_\_\_  
 \_\_\_\_\_

**Proposed sale price:** \$ 1,365,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

---

---

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 2, 2015, 11:00 a.m.

Courtroom 1368

U.S. Bankruptcy Court

255 E. Temple Street

Los Angeles, CA 90012

---

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Carmela T. Pagay, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: ctp@lnbyb.com

---

Date: 05/11/2015

---

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**EXHIBIT 1**

**PROPOSED OVERBID PROCEDURES**

**FOR PURCHASE OF PROPERTY**

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.

2. An overbid will be defined as an initial bid of \$10,000 above the \$1,365,000 proposed purchase price or higher with each additional overbid to be in \$5,000 increments.

3. Overbidders (except for the Purchasers) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Alberta P. Stahl, Chapter 7 Trustee," in the amount of \$137,500 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee no later than 7 calendar days prior to the hearing on the Motion.

4. Overbidders must purchase the Property on the same terms and conditions as the Purchasers.

5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of the order confirming the sale.

6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **June 2, 2015 at 11:00 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY**, be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **May 12, 2015**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Denise M Fitzpatrick on behalf of Petitioning Creditor Hubbard Building  
df@benchmarklegal.net

Ramiro Flores Munoz on behalf of Creditor TNT Towing  
ramiro@rfmesq.com

Andrew David Goldberg on behalf of Creditor Federal National Mortgage Association  
agoldberg@rosicki.com

Carmela Pagay on behalf of Plaintiff Alberta P. Stahl  
ctp@lnbrb.com

Carmela Pagay on behalf of Trustee Alberta P Stahl (TR)  
ctp@lnbrb.com

Paul V Reza on behalf of Debtor Joseph A Manolakakis  
pvr1789@gmail.com, PVRLaw@gmail.com

Dean Richards on behalf of Interested Party Courtesy NEF  
deanrichards@thelaborlawgroup.com, kdeanrichards@attymail.com

Dean Richards on behalf of Other Professional Courtesy NEF  
deanrichards@thelaborlawgroup.com, kdeanrichards@attymail.com

Eric Sheidlower on behalf of Creditor Federal National Mortgage Association  
Bkmail@rosicki.com

Donald W Sieveke on behalf of Creditor Newport Holdings Group LLC  
ibmoola@yahoo.com, dws4law@pacbell.net

Alberta P Stahl (TR)  
trusteestahl@earthlink.net, astahl@ecf.epiqsystems.com;trusteestahl\;\;.net@cacbapp.cacb.circ9.dcn

United States Trustee (LA)  
ustpregion16.la.ecf@usdoj.gov

Timothy J Yoo on behalf of Trustee Alberta P Stahl (TR)  
tjy@lnbyb.com

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **May 12, 2015**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

---

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

**VIA U.S. MAIL**

Honorable Vincent P. Zurzolo  
255 E. Temple Street,  
Suite 1360 / Courtroom 1368  
Los Angeles, CA 90012

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **May 12, 2015**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

May 12, 2015

Marla L. Manion

/s/ Marla L. Manion

*Date*

*Printed Name*

*Signature*